184.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	715,200 / 715,200
					USE VALUE:	715,200 / 715,200
					ASSESSED:	715,200 / 715,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANTAZOPOULOS GEORGE--ETAL
Owner 2:	PANTAZOPOULOS GEORGIA
Owner 3:	
Street 1:	207 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,191 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1959, having primarily Vinyl Exterior and 1684 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9191.000	228,200		487,000	715,200
Total Card	0.211	228,200		487,000	715,200
Total Parcel	0.211	228,200		487,000	715,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.70 | /Parcel: 424.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	123903
GIS Ref	
GIS Ref	
Insp Date	08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 184.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,200	0	9,191.	487,000	715,200	715,200	Year End Roll	12/18/2019
2019	101	FV	206,800	0	9,191.	487,000	693,800	693,800	Year End Roll	1/3/2019
2018	101	FV	206,200	0	9,191.	410,500	616,700	616,700	Year End Roll	12/20/2017
2017	101	FV	206,200	0	9,191.	375,700	581,900	581,900	Year End Roll	1/3/2017
2016	101	FV	206,200	0	9,191.	320,000	526,200	526,200	Year End	1/4/2016
2015	101	FV	185,500	0	9,191.	278,300	463,800	463,800	Year End Roll	12/11/2014
2014	101	FV	185,500	0	9,191.	257,400	442,900	442,900	Year End Roll	12/16/2013
2013	101	FV	185,500	0	9,191.	244,900	430,400	430,400		12/13/2012

!14320!

PRINT

Date	Time
12/11/20	04:10:56

LAST REV

Date	Time
07/18/19	14:46:12
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14320

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17397-120		9/1/1986		195,000	No	No		Y

USER DEFINED

Prior Id # 1:	123903
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2019	359	Redo Kit	36,550	C				
5/15/2012	614	Re-Roof	5,995					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Measured	372	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9191		Sq. Ft.	Site		0	70.	0.76	7									487,012						487,000	

Total AC/HA: 0.21100 | Total SF/SM: 9191 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 487,012 | Spl Credit | Total: 487,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00749993
Adj $ / SQ:	129.212
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330743
Depreciation:	102530
Depreciated Total:	228213

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

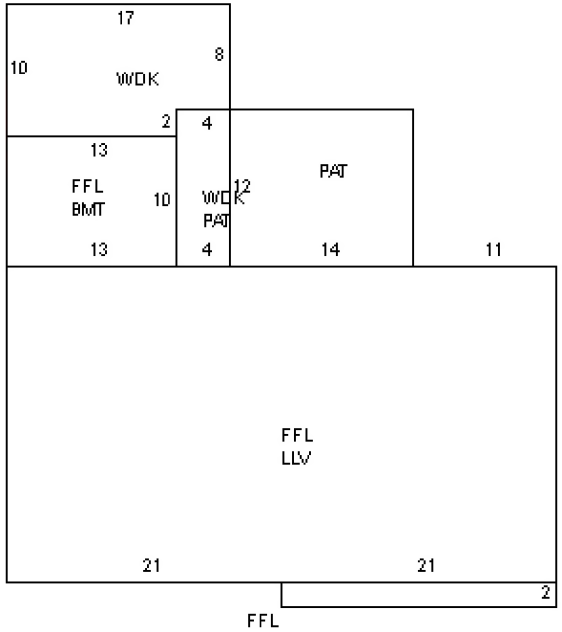
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.21
Special Features:	0	Val/Su Net:	83.16
Final Total:	228200	Val/Su SzAd	193.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,180	129.210	152,470
LLV	Lower Level	1,008	79.950	80,589
PAT	Patio	216	4.020	867
WDK	Deck	210	10.840	2,277
BMT	Basement	130	38.760	5,039

Net Sketched Area:	2,744			Total:	241,242
Size Ad	1180	Gross Are	2744	FinArea	1684

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	